



City of Dublin

Land Use and Long
Range Planning

5800 Shier Rings Road
Dublin, Ohio 43016-1236

phone 614.410.4600

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www.dublinohiousa.gov

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

NOVEMBER 14, 2013

The Planning and Zoning Commission took the following action at this meeting:

MOTION: Richard Taylor moved, John Hardt seconded to accept the documents into the record as presented.

VOTE: 5 – 0.

RESULT: The documents were accepted into the record.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Yes
Joseph Budde	Absent
Victoria Newell	Absent

STAFF CERTIFICATION

Claudia D. Husak, AICP
Planner II



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PLANNING AND ZONING COMMISSION

RECORD OF DISCUSSION

NOVEMBER 14, 2013

The Planning and Zoning Commission took the following action at this meeting:

**1. Bridge Park Mixed-Use Development
13-111INF**

**Riverside Drive and State Route 161
Informal Review**

Proposal:	A mixed-use development consisting of 1,162 residential units, 140,000 square feet of office space, a 196-room hotel with an attached conference center, 50,000 square feet of retail space, and 40,000 square feet of restaurant space on approximately 25 acres located on the east side of Riverside Drive, north of State Route 161.
Request:	Non-binding review and feedback of an informal application.
Applicant:	Nelson Yoder, Principal, Crawford Hoying Development Partners.
Planning Contact:	Dan Phillabaum, AICP, RLA, Senior Planner.
Contact Information:	(614) 410-4662, dphillabaum@dublin.oh.us

RESULT: The Commission expressed general support for the potential development, and suggested that the proposed mix of uses be broadened to include more office uses as opposed to residential in the buildings facing Riverside Drive and more extensive integration of ground floor retail uses to support the creation of an authentic, viable neighborhood. There was overall support for the contemporary architectural style presented, and a recommendation for a wider range of building designs with high quality building materials throughout the proposal. It was recommended that the perceived mass of several buildings be broken down as smaller individual buildings and integrated with public open space. The Commission recommended a stronger connection be made between the proposed development and the Historic District, the proposed parkland along the Scioto River, and the pedestrian realm of Riverside Drive.

STAFF CERTIFICATION



Dan Phillabaum, AICP, RLA
Senior Planner



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RECORD OF ACTION

NOVEMBER 14, 2013

The Planning and Zoning Commission took no action on the following application at this meeting:

**2. Village at Coffman Park PUD – Ganzhorn Suites
13-058Z/PDP/PP Rezoning with Preliminary Development Plan/
Preliminary Plat**

Proposal: To create different subareas within the 22.66-acre Village at Coffman Park Planned Unit Development District to permit the development of a memory care facility, an office building, additional residential condominiums and open space within a new Planned District. This is also a proposal to plat and subdivide a portion of the site. The site is located on the south side of Post Road at the intersection of Wall Street and Discovery Boulevard.

Request: Review and recommendation of approval to City Council of a rezoning with preliminary development plan application under the provisions of Zoning Code Section 153.050 and a preliminary plat under the provisions of the Subdivision Regulations.

Applicant: Coffman Partners, LLC; represented by Ganzhorn Real Estate Dublin, LLC.

Planning Contact: Claudia D. Husak, AICP, Planner II.

Contact Information: (614) 410-4675, chusak@dublin.oh.us

RESULT: This application was postponed prior to the meeting.

STAFF CERTIFICATION

Claudia D. Husak, AICP
Planner II



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RECORD OF DISCUSSION

NOVEMBER 14, 2013

The Planning and Zoning Commission took the following action at this meeting:

3. Bridge Street District – Code Modification

13-095ADMC

Administrative Request -Zoning Code Amendment

Proposal:	Amending Chapter 153 of the Dublin Code of Ordinances (Zoning Code) including regulations applicable to the Bridge Street District zoning districts.
Request:	Review and recommendation regarding amendments to the Zoning Code under the provisions of Code Section 153.232 and 153.234.
Applicant:	Marsha Grigsby, City Manager, City of Dublin.
Planning Contact:	Justin Goodwin, AICP, Planner II
Contact Information:	(614) 410-4677, jgoodwin@dublin.oh.us

RESULT: The Commission discussed the process to be used as it continues to review the amendments to Chapter 153 of the Dublin Code of Ordinances (Zoning Code) including regulations applicable to the Bridge Street District zoning districts, and agreed to schedule a special meeting to focus on the this subject.

COMMISSIONERS PRESENT:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Yes
Joseph Budde	Absent
Victoria Newell	Yes

STAFF CERTIFICATION

Justin Goodwin, AICP
Planner II